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CAUSE NO. 2018-50750

SERIES 5—VIRAGE MASTER, L.P.,	§	IN THE DISTRICT COURT OF
	§	
	§	
Plaintiff,	§	
	§	
vs.	§	HARRIS COUNTY, TEXAS
	§	
	§	
RAMSDELL LAW FIRM, L.L.C.	§	
AND DANIEL T. RAMSDELL,	§	
	§	
Defendants.	§	234 JUDICIAL DISTRICT

ORDER GRANTING FINAL SUMMARY JUDGMENT

On this day, the Court considered Plaintiff's Traditional Motion for Summary Judgment. After considering the pleadings and the arguments of counsel, the Court is of the opinion that the motion should be GRANTED in its entirety.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that Plaintiff is awarded judgment against Ramsdell Law Firm and Daniel T. Ramsdell, jointly and severally, in the amount of (i) \$2,407,387.07 in unpaid principal and interest; (ii) \$11,295.00 in attorney's fees. Plaintiff is also awarded court costs.

IT IS FORTHER ORDERED that Plaintiff is entitled to post-judgment interest at the rate of 18% per annum.

In the event that Defendants unsuccessfully appeal this Judgment to the Houston Court of Appeals, then Plaintiff is entitled to \$20,000 in additional reasonable and necessary attorney's fees. In the event that Defendants unsuccessfully appeal further to

the Supreme Court of Texas, then Plaintiff is entitled to an additional \$15,000 in reasonable and necessary attorney's fees.

This is a Final Judgment. Any relief not granted herein is denied.

Signed this _____ day of August, 2019.

Signed: 8/12/2019

HON. LAUREN REEDER JUDGE PRESIDING